

Sean Vanderveer, 806 N. Woods, Sherman, TX

Mr. Vanderveer appeared before the Substandard Structure Commission to discuss 115 E. Houston. He explained Victor Ratliff owned the building and he purchased it knowing it is in the condition it is in. The back of the building has had a fire and has compromised part of the roof; the bulk of the roof is still in good condition. "Our idea is to put a rear wall inside where the good roof is; that way it is enclosed and would be kind of a rear courtyard and make improvements to the front of the building. There are piles of construction lumber and debris, we need to get out so that we can get an asbestos survey done on the building; I already have an inspector lined up to do the inspection, it is just a matter of us getting the stuff out and we are hoping to do that within the next thirty to forty-five days. Then we will start construction; after that we think it will meet codes but that is not as far as we plan on going; we want to get it ready to rent."

Mr. Shelby explained "you said thirty to forty-five days before you could do the inspection, how long after that do you think it will take."

Mr. Vanderveer asked for the end of the year.

Mr. Shelby explained "Mr. Vanderveer has been very upfront about his desires to improve these properties, he checks in regularly with the Building Inspection and Legal Departments, updating on his progress. I recommend that we take into consideration what he has said. You are the experts; if you think it is going to take longer than that, give him any amount of time that you want. What we did on one of his other properties was 90 days to review the progress and he is coming back today to tell the progress; we could do something like that. We set a date in the future and the first meeting after that date they will come back and update the progress or maybe tell us it is done."

No other citizens appeared before the Substandard Structure Commission to discuss 115 E. Houston Street.

ACTION TAKEN.

Motion by Commission Member Ingram to allow the owner of 115 E. Houston Street be given a period of one hundred twenty (120) days to review the progress of the building. Second by Chairman Tredway.

VOTING AYE: INGRAM, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

B. 115 N. WALNUT STREET

The property is owned by Sean Vanderveer and described as G-0763 McAnair J B, 40X150 (C) 6000 SF. Notice of hearing was posted on August 21, 2014, and sent by certified mail.

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Mr. Vanderveer appeared before the Substandard Structure Commission to discuss 115 E. Houston. He explained "this property is known as the charcoal

house; our idea is to get a burger grill at this location. The roofing is going to be cleared out and an asbestos inspection will need to be done. It appears part of the roof is good and we would like to put a kitchen in that area, have some outdoor seating, get the walls reinforced and inspected. Whatever an engineer says and the City accepts is what we would like to do and make it into a viable business. This property will be more work than the first property.”

Mr. Shelby asked if he had plans to get an engineer to look at the building.

Mr. Vanderveer explained “we have contacted an asbestos person out of McKinney, once that is done; then if there is an abatement required, we will follow those steps.”

Mr. Shelby explained “Mr. Vanderveer has four properties on the agenda today, if you were to prioritize the four, where would this one fall.”

Mr. Vanderveer explained “this would be number three as far as time and cost. The first one is the next property we are going to talk about (127 N. Walnut) because I think we can get it turned around the quickest. The second I would prioritize is 115 E. Houston, 115 N. Walnut would be number three and then just because of cost 224 E. Houston would be number four, but that does not mean we are not going to be working on all of them to get something done.”

“We would like to replace some of the plywood on the front of this building and paint; that way the front will look better.”

Mr. Shelby explained “those are some of the conditions we put on some of the properties by the Sher-Den Mall last time; I don’t know if you have driven by there, but they have complied; it looks better.”

ACTION TAKEN.

Motion by Commission Member Ingram to allow the owner of 115 N. Walnut Street be given a period of one hundred twenty (120) days to review the progress of the building and forty-five (45) days to update the plywood and paint the exterior. Second by Commission Member Gray.

VOTING AYE: INGRAM, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

C. 127 N WALNUT STREET

The property is owned by Sean Vanderveer and described as G-0763 MCANAI R J B, 40X150 (C) 6000 SF. Notice of hearing was posted on August 21, 2014, and sent by certified mail.

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Mr. Vanderveer appeared before the Substandard Structure Commission to discuss 127 N. Walnut Street. He explained “this is an old watch shop and we

have had people inquire about it being some type of sandwich shop or soup and salad, maybe coffee and tea and so we have started looking at the cost of doing that. We would like to get an asbestos inspection, replace windows and doors, paint and reroof, where it is enclosed and secured. We have removed all the vegetation off the building; it was engulfed in vines, we also removed a large tree in the back.”

Mr. Shelby explained “you said this was your top priority; how soon can you get this done.”

Mr. Vanderveer explained he hoped by the end of the year; “it may take that long but it may not. I would hope within sixty days to get it enclosed or up to code. The building is secured for all practical purposes.”

No other citizens appeared before the Substandard Structure Commission to discuss 127 N. Walnut Street.

ACTION TAKEN.

Motion by Commission Member Boothe for the owner of the property at 127 N. Walnut Street to be give a period of one hundred twenty (120) days to review the progress of the building. Second by Commission Member Ingram.

VOTING AYE: INGRAM, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

D. 1727 E. LAMAR STREET

The property is owned by Mohsin Ali and described as Chapman (Simmons Replat Blk 20), Block 20, Lot 24. Notice of hearing was posted on August 21, 2014, and sent by certified mail.

No citizens appeared before the Substandard Structure Commission to discuss 1727 E. Lamar Street.

Byrle White, Substandard Structure Inspector explained he had spoken to Mr. Ali’s family and they indicated they were going to move forward with the demolition. “I explained to him the requirements for a demolition permit and he told me they would start moving in that direction. That was fairly close to after April 24, 2014 when the notice was sent.”

Mr. Shelby gave an overview of the property: the roof is deteriorated and is falling down, missing doors and windows; it appears to be structurally unsafe. The owner is not here and Mr. White indicated he might be willing to demolish. Mr. Shelby recommended an order to repair or demolish the property within a certain amount of time.

ACTION TAKEN.

Motion by Commission Member Boothe for the owner of the property at 1727 E. Lamar Street to be give a period of thirty (30) days to repair or demolish the

building or fines will begin on the (31st) thirty-first day. Second by Chairman Tredway.

VOTING AYE: INGRAM, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

E. 121 N. ANDREWS AVENUE

The property is owned by Ernest Foster and described as Christian College Addition, Block 14, Lot 1 & 3. Notice of hearing was posted on August 21, 2014, and sent by certified mail.

Mr. Shelby explained the property at 121 N. Andrews had been resolved.

F. 819 and 821 N. WALNUT STREET (PROP ID 159768)

The property is owned by Calvin Holland, Sr. et al and described as G-0763 McAnair J B, 50 X 150. Notice of hearing was posted on August 21, 2014, and sent by certified mail.

No citizens appeared before the Substandard Structure Commission to discuss 819 and 821 N. Walnut Street.

Mr. Shelby explained the owner was given notice but is not present for the hearing.

Mr. White explained he had spoken to a family member after July, "he told me this was his father or grandfather, he asked what the options were with this, he did mention he may be amendable to demolishing the structure. He asked if the City had any funding, I explained to him we did not, but he may have some options through the Department of Housing and Urban Development (HUD) under Theresa Caudle; they may be able to help with that or the structure would need to be repaired in the time frame it was allotted."

Mr. Shelby explained "on all these properties, on the one's that are being ordered to be demolished, we do work with the owners if there is grant funding available, it is only available in certain areas of the City, but if these structures do qualify, we do direct them through the proper channels. Our budget year starts over in October, so if there is no money now, there may be some money starting October 1st."

Mr. Shelby explained the roof is fine but it is not secure, it has some missing siding and doors.

ACTION TAKEN.

Motion by Chairman Tredway to allow the owners of the property at 819 and 821 N. Walnut Street a period of sixty (60) days to repair or demolish the building or fines will begin on the sixty-first (61st) day. Second by Commission Member Gray.

VOTING AYE: INGRAM, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

G. 3121 S. HIGHWAY 75

The property is owned by Donald Sloan and described as G-0667 Kitchen Preston A-G0667, Acres 3.73. Notice of hearing was posted on August 21, 2014, and sent by certified mail.

Donald W. Sloan, Westminster, TX and Don Bailey, Attorney, Sherman, TX

Mr. Bailey and Mr. Sloan appeared to represent the property. Mr. Bailey explained "this building is about two hundred foot long, the north end is no good and the south end is about one hundred foot that does not have a roof on it, there are two buildings in the middle, the intent is to tear down the north end which is a wood structure and the south end which is the old part of what use to be Dickie's Trucking. There is a six foot chain link fence around the property, he will extend that fence to the structure that is to be torn down and clean up the property; he has already mowed the grass, he has already started taking the metal off the structure. He is asking for one hundred twenty (120) days to get that done and if he can't get that done in that time period, he will come back to the Commissioner's Court. This property was his Dad's, he has intended to clean it up, sell it or use it, he is in the salvage business near Anna and he sells stone from that location. He will work with Mr. Shadden and his office to get the proper permits. The two buildings in the middle are good buildings; both look like they are less than thirty years old; the buildings on the north and south end are going to have to go. The building is secure at this point, but people do break in, that is why he is going to tear down the two bad buildings, the good buildings are much easier to secure."

No other citizens appeared before the Substandard Structure Commission to discuss 3121 S. Highway 75.

ACTION TAKEN.

Motion by Chairman Tredway to allow the owners of the property at 3121 S. Highway 75 a period of one hundred twenty (120) days to bring the property into compliance and review the progress of the building. Second by Commission Ingram.

VOTING AYE: INGRAM, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

H. 3517 S. TRAVIS STREET

The property is owned by Barbara Wible Powell and Margaret Wible Briggs and described as G-0667 Kitchen Preston A-G0667, Acres 1.8122, 594.3 X 135 X 565.3 X 137.3. Notice of hearing was posted on August 21, 2014, and sent by certified mail.

Mr. Shelby explained the building at 3517 S. Travis Street has been demolished.

I. 224 E. HOUSTON STREET

The property is owned by Sean Vanderveer and described as OTP Sherman, Block 13, Lot E Pt 2 Thru 4, 49.67x125 (C) 6208.75 SF. Notice of hearing was posted on August 21, 2014, and sent by certified mail.

Chairman Tredway abstained from this request because of a conflict of interest.

Mr. Shelby gave an overview of the property: the property was given ninety days to review the progress of the property at the February 5, 2014 Substandard Structure Meeting.

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Mr. Vanderveer appeared to represent the property. He explained the plans are in the process of being reviewed before the final construction plans are completed. "I've looked over them and continue to look over them to make sure we do it right. We have discussed having it in a two phase project because the front half will be rental income, the back half is where we want to live, so we might want to delay that, but we would roof it and get windows back in the building that is there. We painted, secured the building, had the asbestos inspection and have had the asbestos abated. We are removing the debris in the back as we have time, the front pad is completely cleaned off where the roof fell in. Once we have finished looking at the final set of plans we will start the construction phase. After we painted the building, we had three of the business owners thank us, it looked much better; so they were apparently happy with that."

Mr. Tredway explained the plans are pretty well developed from the last set that was presented to the board. There are structural drawings and details, there are MEP drawings, so there has been forward momentum with regards to construction drawings and they are nearing completion. The plans could be completed within a couple of weeks after they are approved.

No other citizens appeared before the Substandard Structure Commission to discuss 224 E. Houston Street.

ACTION TAKEN.

Motion by Commission Member Boothe to allow the owner of the property at 224 E. Houston Street a period of one hundred twenty (120) days to review the progress of the building. Second by Commission Member Ingram.

VOTING AYE: INGRAM, BOOTHE, AND GRAY
VOTING NAY: NONE.
ABSTAIN: TREDWAY
MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

4. ADJOURNMENT

Motion by Commission Member Ingram to adjourn. Second by Commission Member Boothe.
VOTING AYE: INGRAM, BOOTHE, GRAY AND TREDWAY
VOTING NAY: NONE.
MOTION CARRIED.

The meeting was adjourned at 12:36 p.m.

Chairman

Secretary